

160.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

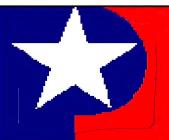
842,600 / 842,600

USE VALUE:

842,600 / 842,600

ASSESSED:

842,600 / 842,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
64		CLAREMONT AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	MINNS RICHARD A-ETAL	Unit #:
Owner 2:	MINNS DEBORAH M	
Owner 3:		

Street 1: 64 CLAREMONT AVENUE

Street 2:

Twn/City: ARLINGTON

StProv:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
StProv:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 10,923 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 2295 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10923		Sq. Ft.	Site		0	70.	0.68	8									523,383						523,400	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101	10923.000	319,200		523,400	842,600			Entered Lot Size		Total Land:		Prior Id # 1: 106726	
Total Card	0.251	319,200		523,400	842,600			Land Unit Type:		Prior Id # 2: GIS Ref		Prior Id # 3: GIS Ref	
Total Parcel	0.251	319,200		523,400	842,600			Insp Date		06/07/18		Parcel ID	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	367.15	/Parcel:	367.1		160.0-0002-0012.0		Prior Id # 1: 106726		Prior Id # 2: GIS Ref	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,200	0	10,923.	523,400	842,600	842,600	Year End Roll	12/18/2019
2019	101	FV	250,600	0	10,923.	523,400	774,000	774,000	Year End Roll	1/3/2019
2018	101	FV	250,600	0	10,923.	463,600	714,200	714,200	Year End Roll	12/20/2017
2017	101	FV	250,600	0	10,923.	388,800	639,400	639,400	Year End Roll	1/3/2017
2016	101	FV	250,600	0	10,923.	388,800	639,400	639,400	Year End	1/4/2016
2015	101	FV	244,700	0	10,923.	336,500	581,200	581,200	Year End Roll	12/11/2014
2014	101	FV	244,700	0	10,923.	325,200	569,900	569,900	Year End Roll	12/16/2013
2013	101	FV	244,700	0	10,923.	309,500	554,200	554,200		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19983-288		8/1/1989		260,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2011	1086	Re-Roof	8,260					AD TO KIT/BA-WDK
7/2/1997	366		24,750					

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2018	Meas/Inspect	BS	Barbara S
10/29/2008	Meas/Inspect	163	PATRIOT
1/20/2000	Missed Appt.	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:					WDK	5					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Good	SFL	7			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	EFP	10			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>								Other						
Grade: C - Average	Year Blt: 1910	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Upper		Lvl 2		Lvl 1		Totals RM: 8 BR: 5 Baths: 1 HB: 1		FFL	14			
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Lower								34				
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: AV - Average	Functional: %	Economic: %	Special: %	Override: %	Exterior:	No Unit	RMS	BRS	FL					
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 31 %	CALC SUMMARY	Interior:	1	8	5	Additions:										
Bsmnt Flr: 12 - Concrete	Subfloor:		COMPARABLE SALES	Kitchen:				Baths:										
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Rate	Adj \$ / SQ:	125.00	Size Adj.: 1.10751629	Const Adj.: 0.99989998	Plumbing:										
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	Other Features:	Adj \$ / SQ:	138.426	Grade Factor: 1.00	NBHD Inf: 1.00000000	Electric:										
# Heat Sys: 1	% Heated: 100	% AC: %	NBHD Mod:	LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val	Heating:									
Solar HW: NO	Central Vac: NO	% Com Wall: %	Depreciation:	Adj Total:	462678	Juris. Factor:	Before Depr:	138.43	General:									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Final Total:	319200	Val/Su Net:	87.76	Net Sketched Area:	3,637	Total:	364,978			
SPEC FEATURES/YARD ITEMS								Depreciated Total:	319248	Val/Su SzAd:	139.08	Size Ad	2295	Gross Are	4079	FinArea	2295	
								PARCEL ID				AssessPro Patriot Properties, Inc						
								160.0-0002-0012.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	17X14	A	AV	1980		0.00	T	31.2	101						
More: N	Total Yard Items:					Total Special Features:								Total:				